

Comprehensive Plan Steering Committee Minutes August 1 2006

Steering Committee Present: Bob Smith, Jim Kent, Karen Newberry, Larry Snapp, Joe Plankis, Jen Smith, Jack Bonham, Bob Horkay

Steering Committee Absent: John Boyer, Gloria Del Greco, Jim Carey

Others Present: Cindy Spoljaric, George Clark, Carolyn Stevenson, Brian Morales, Ken Kingshill, Melody Sweat, Martin Raines, Beau Wilfong and Son, Steve Hoover, Bryan Stumpf, Kevin Todd, John Talbot, Craig Kunckle, Greg Dale, Jerry Rosenberger, Kevin Buchheit, Al Salzman, and Ann Cavaluzzi

Greg Dale:

- Two steps need to be taken before a new draft of land use element can be created
- Tonight we will focus on the discussion of large policy issues
- The other is to add the info in the breakout reports into the draft
- We will make changes to the draft where we can, and red flag other issues
- We then can revise the land use element
- Consultants can work on the process explanation and background info of the plan
- Need to look and work on the implementation chapter

Rural

- How do we treat the rural areas?
- How do we address the NW new suburban?
- We heard preserve rural character from the subcommittees
- Is rural a long term policy- indefinitely or a holding zone for development?
- Rural are is currently zoned 1 du/3 acres
- In a conservation subdivision the recommended density will be 1 unit/acre
- We had a single rural category
- We heard from landowners and others that farming will change, and they would like the ability to sell their property for development. Property rights issue.
- Randall Arendt told us that large lots in regular subdivisions don't preserve rural character.
- The town is assuming an average density of 3du/acre for sewer sizing

Jerry Rosenberger:

- Sewer takes in an average size for the very large interceptors. Everything won't need to be 3 du/acre, we needed to budget for needed industrial and commercial uses.

Joe Plankis:

- The sewer assumptions follow the 1999 land use plan?

Jerry Rosenberger:

- Yes, plus areas the plan didn't address.

Greg Dale:

- Sewer plan doesn't keep rural from happening.
- Although having sewer means growth will increase and it will be harder to implement rural densities.
- SW area is determined to be different than other rural areas
- Base density is 1:3, conservation subdivision density is 1:1

Joe Plankis:

- Unique topography, lot size, compatibility with airport, equestrian uses in SW.

Jen Smith:

- We just looked at the SW rural area

Greg Dale:

- NW addressed the same rural policies, so did the NE new suburban areas.
- We considered the new suburban areas to have the same density and form as the existing suburban areas, with more integrated development.

Joe Plankis:

- The SW will develop in the form it currently is.

Greg Dale:

- NW and NE areas are rural indefinitely or are they a holding zone?

Larry Snapp:

- New suburban in NW needs to be divided near Hortonville because they aren't the same character

Greg Dale:

- The NW dividing line between new suburban and rural was based off of the route of Little Eagle Creek.

Karen Newberry:

- The NE above SR 38 should be rural
- Main NE as new suburban – no subdivisions except Andover
- Community didn't want the Andover development
- There are 2 large landowners in the NE who don't plan on selling for development

Larry Snapp:

- These landowners will survive the scope of this plan.

Karen Newberry:

- Any subdivisions in the NE should be conservation based
- If development happens, it must be amicable to existing farmland
- NW has no subdivisions except Thomlinson Terrace.
- There are also plans for a school, YMCA, and library
- Want tasteful neighborhoods
- Transitions from new suburban to rural

Greg Dale:

- How do we define that concept?

Larry Snapp:

- The NE between SR 32 and 191st is already developed (Andover). It should be labeled existing suburban

Jack Bonham:

- Is it appropriate to say that any areas with large lot development won't be developed?
- The plan won't be based on individual land owners

Karen Newberry:

- If you designate it new suburban, more developments of lower quality can locate there.
- Listen to what residents of the area want

Jack Bonham:

- We're not saying you don't want development, but we want to define what type of development can locate there
- Rural can only develop in a conservation subdivision
- Same everywhere north of SR 32?
- We need a better definition of new suburban north of 32

Larry Snapp:

- North of 191 Street in the NE should be rural.

Karen Newberry:

- We heard the subcommittee say no development of any kind or allowing development that preserve certain areas.
- Institutions ok
- Trails incorporated in development
- Preserve natural features
- NW would like to see more rural
- Conservation subdivisions are not the best form of development in new suburban areas

Greg Dale:

- Consultants were under the impression we would identify areas for new growth
- You could say you could build out the existing suburban areas, corridors, downtown and villages, and the rest be rural.

Jack Bonham:

- Once we finalize the plan, people who weren't at the meetings will be unhappy because they can't develop their land.

Karen Newberry:

- Why cater to the developers
- Developers should work around our parameters

Bob Smith:

- Cost of land will dictate what type of development will occur.

Beau Wilfong:

- Absolutely.... Lower cost subdivisions will disappear as land becomes more expensive

Greg Dale:

- We aren't just concerned about home price, but we are concerned about character and design

Karen Newberry:

- I care about the quality and look , not just the size of house

Greg Dale:

- New suburban and rural are not the same categories
- New suburban areas can develop
- Development needs to be done well
- How do you define done well
- Pictures
- Example, Garages not on front elevation
- What constitutes quality?

Karen Newberry:

- Yes, don't want a lot of growth, but it will happen
- Good design

Greg Dale:

- Name good developments
- Take pictures
- Tell us what works in them

Jack Bonham;

- Easy to find expensive houses
- Not easy to find lower priced homes built by production builders

Joe Plankis:

- Where would you send us developers?

Beau Wilfong will send pictures to the SC.

Bob Horkay:

- Did the draft map come out of good planning principles, what you heard, or was it undefined so you proposed it?

Greg Dale:

- A little of both
- Form of development based on good planning principles
- Plan is from what we heard
- Villages to create nodes
- Never was our intentions for the subcommittees to write the plan, they provide input
- Steering committee to weave info together

Bob Horkay:

- growth versus no growth

Greg Dale:

- The community does not want an aggressive farmland preservation plan
- Balancing act

Jen Smith:

- Rural character versus rural lifestyle
- Variety of living opportunities
- Rural subdivisions with design criteria

Bob Horkay:

- Not who owns it, although they can be related

Jack Bonham:

- What happens with SR 38 and US 31?

Melody Sweat:

- McGregor park on corner, up to 80 acres, township owns 40.

Bob Smith:

- There is a conservation area around there.

Jack Bonham:

- Sheridan effect on NW

Bob Smith:

- Lack of continuity to town, no water and sewer

Joe Plankis:

- Contiguity of development to town important

Jen Smith:

- Do we need to require conservation subdivisions to have water and sewer?
- Could it be on well and septic?

Joe Plankis?

- Development to be contiguous
- Should have access to sewer and water
- No worries about contamination of ground water from failing wells and septic

Greg Dale:

- Infrastructure costs go up when sewer is needed.
- Increased density if on sewer
- Hard to maintain rural densities

Jen Smith:

- If you need sewer, less likely Town Council will uphold rural density
- Sewer will drive the whole thing

Jack Bonham:

- NW as rural for this plan

Larry Snapp:

- yes, but not for eternity

Bob Smith:

- Sewer for commercial and industrial areas on SR 32 and US 31
- NW will develop if sewer size and capacity is adequate
- New development needs to be contiguous and on water and sewer

Jen Smith:

- EDU's will drive development to meet capacity, or rates will go up.
- No councilperson will increase rates

Greg Dale: Precision of sewer measurements?

Bob Smith:

- Sewer capacity is full with development east of Ditch.
- Designed main to reach 32 and 31 and whole township, so we don't need to design it again

Bob Horkay:

- Do we need a policy that development needs to maximize the sewer system, or not maximize it and have flexibility?

Greg Dale:

- Not making land use decisions only on sewer availability and planning

Joe Plankis:

- Land use drives sewer, not sewer driving land use

Bo Horkay:

- Rural areas can develop in conservation subdivisions on well and septic

Greg Dale:

- yes, water and sewer for new suburban development
- When all development needs water and sewer, density increases

Jim Kent: You can use package plants

Kevin Buchheit: Bad idea

Jen Smith: All of NW can't be new suburban

Jack Bonham:

- Bubbles are about right
- SW as existing rural
- NE- rural north of 191st

Jen Smith:

- Reforestation buffer-transitions

Jack Bonham:

- Define what good is

Jen Smith:

- Separate transition section. (We will have a separate transition section)

Jack Bonham:

- Transition from big acreage to new suburban areas.
- Describe transitions and buffers

Commercial and Industrial:

Greg Dale:

- Corridors and business park
- Not as difficult as it seems
- Define access to 31 and 32

Joe Plankis:

- Access is no road cuts to each individual business
- Main Park entrance off of main drag

Bon Horkay:

- yes, Gateways to business parks and other uses not in front along corridor

Greg Dale:

- Is the point of disagreement location issues versus business flexibility?
- We agree on the concepts of local and regional commercial
- Concern about no industrial along SR 32
- Business park is off of SR32 and US 31
- Appearance of Verizon and Porter OK on corridors?

Kevin Buchheit:

- Design and quality of development

Greg Dale:

- Uses along the corridor should be attractive and economically productive.

Jim Kent:

- Verizon is not the most common example
- Small pop and pop's can't compete
- Don't make it cost prohibitive for businesses to locate here
- Our neighbors have incentive programs for industry
- We have no access to interstates
- Construction supplies are not cheap
- Ugly stuff can be internal in a Business Park
- Don't lose tax base

Greg Dale:

- Policy in plan to encompass that?
- Map areas versus standards

Jim Kent:

- Industrial along corridors with standards

Greg Dale:

- Park concept, not each tenant?

Jim Kent:

- Only business parks would be appropriate along corridor.

Bob Horkay:

- Ugly stuff should not be directly on the corridor.
- Other uses should be adjacent to SR 32

Joe Plankis:

- Like US 31 through Carmel

Jim Kent:

- US 31 uncertain
- Different users ok
- Industrial are behind PO
- Industrial uses driven by water and sewer
- 32 west is open for industrial development

Greg Dale:

- Clarify the issues on which you differ.

Joe Plankis:

- High quality commercial and office adjacent to corridor is Bob Horkay's opinion, while Jim Kent wants industrial parks on SR 32. Entrances to business parks can be along SR 32 corridor, but not seen from the corridor.

Jim Kent:

- Disagree on the number of feet business parks should be off corridor
- Standards of development will increase if adjacent to a public street
- Good building design will be required on SR 32
- Office isn't the draw here
- Disagree with no industrial on corridor

Jack Bonham: Industrial follows retail

Bob Smith:

- Preserve land along corridor for future industrial uses
- Limit residential uses along the corridors

- Buffer future industrial areas with adequate transitions

Greg Dale:

- Economically productive uses on the corridor
- Uses should be mixed between industrial, retail, and office
- Standards needed for retail, office, and industrial areas

Bob Smith:

- Overlay needs to be created along corridor to allow for increased commercial/industrial standards
- If other uses develop before the frontage, that is ok because standards will be in place for frontage lots

Greg Dale:

- Reserve corridor frontage for economically productive uses

Jen Smith:

- Residential is ok along the corridors in some places, ex. Villages

Greg Dale:

- How do corridors transition to the villages?
- Opportunities for industrial north of Midland trail
- Airport and tank farm in Jolietville compatible with industrial uses

Jen Smith:

- Worried if we have commercial and industrial along whole 32 corridor that we will end up with traffic like Kokomo
- Have one or two designated business parks
- Industrial north and west of Jolietville why not East?
- What about the business park near US 31?

Jim Kent:

- We tried not to limit industrial uses to one geographic area
- Draw for industrial is not that big

Jen Smith:

- Having a Business Park with industrial uses make a difference?

Jim Kent:

- Trucks will mix with pedestrians shopping, we try to avoid that
- Corridor as a whole

Jen Smith:

- How do you prevent spot zoning?

Jim Kent:

- We have a demand for 20-40 acre business parks for starter businesses.

Kevin Buchheit:

- There is 120 acres of open industrial land on 32. It is mostly unusable

Jen Smith: Where?

Joe Plankis: Don Day's property

Bob Horkay:

- Corridor for potential business parks
- Jolietville has a business park with standards for airport uses
- Logistics area

Greg Dale:

- Industrial just off corridor- demand not high
- Sub areas of corridor
- Piecemeal development potential

Joe Plankis:

- Correct, not having a focused plan to entice people to Westfield

Greg Dale:

- How will having lots of ground help a soft market?

Bob Horkay: Incentives marketing

Kevin Buchheit:

- Traffic concepts to consider on SR 32 and US 31
- Between signals are good for industrial areas for development
- Sewer line impact

Bob Horkay:

- Strip or two access points for business park on SR 32

Bob Smith:

- Preserve corridor frontage for industrial areas

Jen Smith: That is different than a park

Joe Plankis: both

Cindy Spoljaric:

- wellhead zones – 1 year time and travel area
- Industrial areas in this zone
- No underground storage
- Wellhead plan and ordinance

Greg Dale:

- Geographic areas on SR 32 and US 31?

Bob Horkay:

- Any uses restricted?

Al Salzman:

- Health department restricts uses

Al Salzman:

- Not likely to get chemical suppliers

Cindy Spoljaric:

- No outdoor storage or underground storage

Greg Dale:

- Acknowledge this in policies

Al Salzman:

- One on US 31 at Anthony – Aurora PUD could be effected, other is US 31 and SR 32

Greg Dale:

- Corridor for economically productive uses
- Office/commercial on frontage
- Industrial in parks behind the commercial/office
- Kevin brought out opportunities with INDOT improvements for potential locations of industrial areas
- Water quality issues need to be addressed
- Transitions to villages
- US 31 to south?

Bob Horkay:

- Frontage roads will be hard on US 31 to the south

Bob Smith:

- Frontage on west side- use Wheeler

Melody Sweat:

- Monon runs along US 31
- 186th routed to 191st

Joe Plankis:

- Office = autos, while industrial = trucks

Jen Smith:

- Depth of corridor?

Bob Horkay:

- overlay is 1320 feet now
- Create new overlay by parcel lines

Greg Dale:

- Overlay is implementation

Bob Horkay:

- We are providing a serious implementation recommendations for a corridor overlay zone

Greg dale:

- Will the overlay map be in the plan?

Bob Horkay:

- The overlay map will be in the overlay ordinance

Greg dale: Zoning level

Bon Horkay: Yes

Greg Dale:

- Break out report improvements to be added to draft
- At the end of each land use section we were thinking of including possible implementation tools
- Implementation chapter will provide a strategy
- Punch list will be included

Jen Smith:

- Will the conservation subdivision concept be in the plan?

Greg Dale:

- Conservation subdivision concept will be in both the plan and implementation sections

Jen Smith:

- What is the depth of the corridor?
- What is the definition of the business park?

Greg Dale:

- Where are the locations of the business parks?

Bob Horkay:

- Business Park off of SR 32? Yes, but rural residents will freak out
- Jolietville near airport
- US 31 and SR 38
- Originally proposed SR 32 and US 31

Jen Smith:

- The corridor will not be a big Business Park?

Karen Newberry:

- That could be misinterpreted

Bob Horkay:

- The overlay district already exists

Greg Dale:

- Business parks in specific spots
- What on corridor?

Bob Horkay:

- 5 acre lot minimum, 3 story

Greg Dale:

- Label corridor and business parks separately on map

Bob Smith:

- Jolietville has more amenities to support airport

Bob Horkay:

- Industrial area will be closer to the airport not further away

Jack Bonham: Sewer will drive it

Jen Smith:

- Eagletown is where interceptor comes up, why not there?

Jack Bonham:

- If it was in Eagletown it will cause development in the NW

Bob Smith:

- US 421 and I65 may drive industrial development

Next Meeting: Aug 17th, 7pm at Public Works

Will discuss villages, revised map, identify other good developments, and define quality development

Jack Bonham:

- Steering committee lacks developer representation
- Point of realism
- Developer input/ reasons for doing things
- Pick developer minds

Kevin Buchheit:

- write out questions and concerns
- Roundtable discussion

Jack Bonham:

- Want plan that is economically feasible and doable
- Implementable

Greg Dale:

- Discuss this at next meeting
- Then talk with developers

Jack Bonham: Specific invite?

Al Salzman:

- I can call around to see who may want to participate

Greg Dale:

- Not just good subdivision design
- How do subdivisions integrate to create good urban form?
- Some contrary to development

Jim Kent:

- I think you will get candid responses
- Softening home market

Joe Plankis:

- Used homes in Centennial selling for 10 percent less than last year

Melody Sweat:

- Concerned about the sustainability of villages/ Downtown
- Limit businesses that will compete with the villages from locating on SR 32- direct them to villages
- Includes downtown
- For your consideration

Jack Bonham:

- Define clusters of retail

Melody Sweat:

- Downtown and village viability

Greg Dale:

- Good policy issue or discussion
- Nervous about restricting businesses from certain areas or redirecting them to different places.